

Command= 210-

Point#, Start#-End# or G#= 1-200

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
					09:03:03		D:\...\BMHOME9
		50.00	sethub	1	4799.5694	5015.8894	
		51.27	sethub	2	4851.6757	5148.8757	TRA
		55.21	sethub	3	4964.8042	5178.0911	TRA
		52.33	fndipin	4	5019.8403	4990.4941	SS
		51.66	cbasin	5	5014.9257	4992.8048	SS
		50.69	b2	6	5010.8989	5009.3702	SS
		50.40	b3	7	5027.2277	5016.7713	SS
		50.53	b1	8	5031.8539	5038.8857	SS
		53.19	ep	9	5002.4597	4987.5496	SS
		52.81	ep	10	4938.6171	5000.8379	SS
		51.80	eppcdr	11	4864.9563	4978.4437	SS
		51.08	ep@dr	12	4829.7130	4949.6892	SS
		51.04	ibar@pol	13	4821.6389	4941.7130	SS
		50.27	cbasin	14	4856.2752	4985.1324	SS
		51.18	ep	15	4850.6236	4984.9256	SS
		53.17	ep	16	4846.2010	5016.7733	SS
		55.86	ep	17	4853.9911	5048.2380	SS
		57.59	corgar*	18	4887.5988	5066.8978	SS
		56.73	corep	19	4850.4305	5093.6537	SS
		55.74	corep	20	4830.1670	5084.2546	SS
		50.63	ep	21	4831.6052	5050.8517	SS
		52.65	ep	22	4831.8038	5010.6965	SS
		51.20	ep	23	4830.8166	4978.1065	SS
		47.69	A27	24	4804.6016	4974.5647	SS
		46.92	A28	25	4797.6179	4980.2428	SS
		47.08	A26	26	4790.8841	4993.2160	SS
		46.72	A26?	27	4773.3661	5009.6323	SS
		46.12	A25	28	4775.7737	5025.2210	SS
		46.51	R1.5A24	29	4764.2117	5043.7899	SS
		46.40	A23	30	4772.1145	5047.4220	SS
		46.18	A22	31	4768.8759	5063.0511	SS
		46.24	A21	32	4760.1586	5068.4438	SS
		46.81	A20	33	4760.7626	5084.9764	SS
		46.01	L2A19	34	4771.3633	5085.9228	SS
		48.17	IPINEWL	35	4719.3240	5137.8594	SS
		46.04	A1	36	4715.0415	5135.5565	SS
		46.37	A3	37	4766.7317	5140.0194	SS
		46.77	A4	38	4792.4995	5150.2435	SS
		52.41	IPIN	39	5019.8685	4990.4748	SS
		56.02	CORHSE	40	4982.6559	5107.4107	SS
		55.82	CORHSE	41	4965.8419	5142.7464	SS
		54.30	EDGWDS	42	4990.6436	5089.9715	SS
		53.93	EDGWDS	43	5007.1614	5110.8029	SS
		54.86	EDGWDS	44	4986.5158	5158.8962	SS
		56.47	FNDSTK**	45	5042.8328	5162.3023	SS
		55.11	FNDDHSB*	46	5091.0978	5139.2207	SS

JOB #16 600SZE [200]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Eastng	Type
					09:03:03	D:....	\BMHOME9
	01-17-2025						
		57.57	WOODS	47	5025.8350	5200.6886	SS
		56.46	WOODS	48	5000.0905	5238.1179	SS
		55.08	@WLL	49	4970.4027	5280.2178	SS
		53.12	@WLL	50	4940.5866	5264.0654	SS
		52.14	WOODS	51	4947.3253	5230.7248	SS
		49.75	BSWDS	52	4913.6841	5218.6411	SS
		49.67	BSWDS	53	4910.9933	5202.3833	SS
		53.02	30"OAK*	54	4927.9842	5186.0483	SS
		52.83	BSWDS	55	4964.4582	5199.8884	SS
		54.54	DBX?DN.7	56	4919.4145	5160.4150	SS
		54.33	5"TREE	57	4919.4587	5172.6564	SS
		53.32	PIT**	58	4909.4780	5175.0439	SS
		52.15	EDGWDS	59	4885.7557	5166.6652	SS
		55.63	CORHSE	60	4899.6309	5126.7285	SS
		58.78	CORLND**	61	4904.8375	5133.6488	SS
		55.75	CORSTPS	62	4913.3472	5137.9532	SS
		55.92	CORHSE	63	4917.9693	5135.4627	SS
		55.92	DRAIN*	64	4925.1200	5126.0695	SS
		55.98	CORPAD*	65	4934.1514	5132.4731	SS
		55.73	CLBLKHD*	66	4954.3183	5143.3700	SS
		55.75	TANK???	67	4927.8659	5151.4384	SS
		54.71	TNKDN1'	68	4882.4402	5130.7701	SS
		54.15	BMNLROOT	69	4860.3770	5137.7733	SS
		53.52	DBMAPLE*	70	4832.0174	5112.9984	SS
		54.65	ROOTS	71	4873.3839	5138.5239	SS
		51.92	ROOTSEWD	72	4871.8007	5157.1773	SS
		48.32	@WLL	73	4851.1543	5217.6437	SS
		48.17	A9	74	4853.6017	5210.7257	SS
		48.03	A11	75	4877.5967	5196.6349	SS
		48.17	A12	76	4878.6503	5186.3339	SS
		47.82	A10	77	4866.3770	5187.6417	SS
		47.92	A13	78	4864.0470	5177.8773	SS
		48.18	R1A14	79	4863.2236	5170.1427	SS
		47.86	A8	80	4843.0041	5193.7148	SS
		46.96	A7	81	4820.0185	5182.2909	SS
		46.94	A6	82	4812.4600	5160.3857	SS
		47.04	A5	83	4804.7084	5162.1971	SS
		46.28	A2	84	4744.5730	5144.0803	SS
		48.33	@WLL	85	4744.9381	5156.3634	SS
		51.71	@WLL	86	4795.7376	5188.6374	SS
		49.07	@WLL	87	4823.7047	5204.8008	SS
		46.79	A16	88	4818.3319	5138.5028	SS
		46.79	A15	89	4828.2351	5158.3154	SS
		46.63	A17	90	4792.4905	5124.1823	SS
		46.08	A18	91	4770.3780	5096.9230	SS
		57.57	EPOC	92	4866.1106	5085.0886	SS
		57.83	CORPAD**	93	4875.5656	5086.3224	SS
		56.89	COREP	94	4866.7681	5099.0304	SS
		56.93	CORGAR	95	4872.7892	5098.2846	SS
		59.06	CORLAND*	96	4880.6975	5106.7075	SS
		56.30	CORPAD**	97	4900.8050	5116.4412	SS
		56.71	SILL***	98	4895.6474	5109.0741	SS
		54.56	TS	99	4881.7853	5144.4025	SS
		54.67	TS	100	4903.7859	5157.0020	SS
		55.65	TS	101	4944.9710	5164.1041	SS
		55.50	TS	102	4883.2452	5132.2494	SS
		56.42	10TREE	103	4859.0924	5105.3835	SS
		54.16	BMCHK	104	4860.4103	5137.7560	SS

JOB #16 600SZE [200]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
				09:03:03			D:... \BMHOME9
				150	5000.0000	5000.0000	
				151	5019.8403	4990.4941	TRA
				152	5091.0783	5139.1792	TRA
				153	4884.9374	5237.9454	TRA
				154	4765.8923	5175.0472	TRA
				155	4702.1911	5125.1290	TRA
				156	4660.2040	5060.3096	TRA
				157	4828.0648	4951.5770	TRA
				158	4941.3708	4878.1825	TRA
				159	4999.7023	4999.9299	TRA
				160	4941.6684	4878.2526	TRA
				161	4828.2423	4951.4613	PT

Point#, Start#-End# or G#= 4-

# CONDITIONAL USE APPLICATION PLAN

OWNER: MORGAN SZE LOCUS 4 REGINA ROAD, PORTSMOUTH, NH

DETAIL: PLAN VIEW SCALE: 1"=30'

PLAN : 1"=20'

(1"=40 IF REDUCED TO 11X17)

N/F BARBARA ANN IAFOLLA  
REVOCABLE TRUST  
2 REGINA ROAD  
PORTSMOUTH, NH 03801  
TAX MAP 225 LOT 24

EXISTING DRAIN PER APPROVED SEPTIC DESIGN  
N64°24'00"E  
Y64.87'

LOT  
71,436.4 S.F.  
1.64 Ac.

SOIL  
CLASS  
140

N/F  
BARBARA ANN  
IAFOLLA  
REVOCABLE  
TRUST  
TAX  
MAP  
225  
LOT  
24

EXISTING  
FIRST FLOOR  
EL 59.5±  
INV EL  
54.15  
4" SCH 40  
MIN 1/4" FT  
EXIS  
INV EL.  
54.7

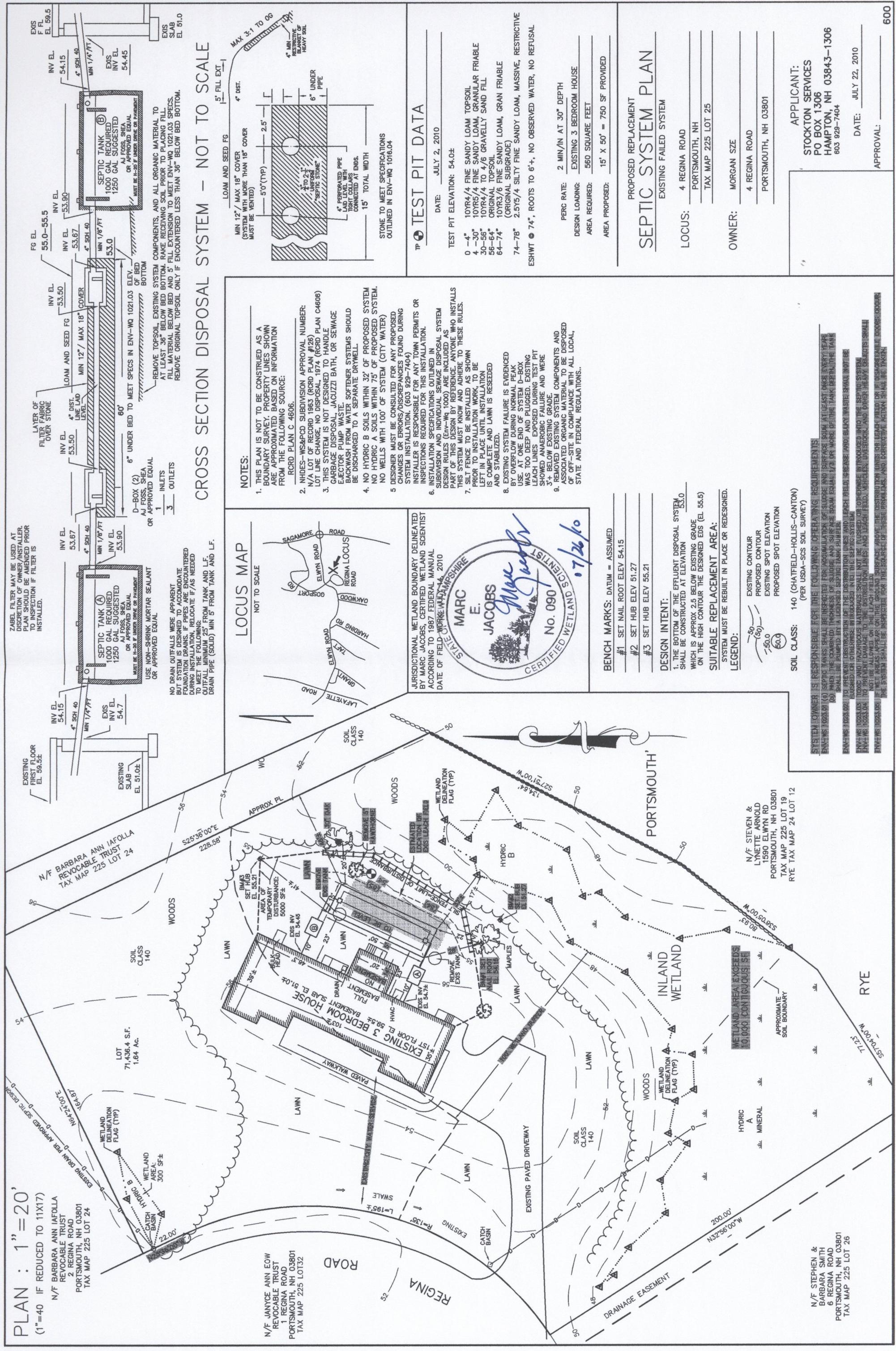
N/F JANYCE ANN EOW  
REVOCABLE TRUST  
1 REGINA ROAD  
PORTSMOUTH, NH 03801  
TAX MAP 225 LOT 32

NC  
BL  
FC  
DL  
TC  
OL  
DF

ROAD

EXISTING  
SWALE  
L=195'  
R=135'

LAWN





Nov 17 3 PM '80  
2-124/C

CHAROLYN M.  
JOHN L. WILSON and CAROLINE C.  
WILSON, of 4 Regina Road, Portsmouth, County of Rockingham and State  
of New Hampshire;

BK2377 P1450

for conveyance paid, grant to MORGAN C. SZE and AGNES C. SZE, both of 18  
Skytop Terrace, Upper Montclair, State of New Jersey;

with warranty covenants

as joint tenants with rights of survivorship.

A certain tract or parcel of land, together with dwelling house thereon,  
situate on the easterly side of Regina Road in said Portsmouth, County  
of Rockingham and State of New Hampshire, and more particularly bounded  
as follows:

Beginning at a point on the easterly sideline of Regina Road at the  
southwesterly corner of land now or formerly of Robert J. Iafolla, as  
shown on a plan entitled, "Lot Line Change, Estate of Sarah Iafolla,  
Regina Road, Portsmouth, N.H." by McKenna Associates, dated March 26,  
1974, and recorded in the Rockingham County Registry of Deeds; thence  
1) North 64° 24' East by said land of Robert Iafolla, 164.87  
feet to a hardwood hub set in the ground; thence  
2) South 25° 36' East by Parcel "B" as shown on said plan,  
228.58 feet to a drill hole in a stone wall; thence  
3) South 27° 51' West, 134.64 feet and South 38° 05' West,  
80.93 feet by said stone wall to the end of said wall; thence  
4) South 57° 04' West, 77.23 feet to a corner on the easterly  
sideline of drainage easement; thence  
5) North 32° 56' West by the easterly sideline of said drainage  
easement, 200.00 feet to the southerly sideline of Regina Road; thence  
6) Turning and running easterly, northeasterly and northerly  
on a curve to the left having a radius of 135 feet, a distance of  
195.00 feet; thence  
7) Continuing by the easterly sideline of Regina Road North  
25° 36' West, 22.00 feet to the point of beginning.

Being the premises known as Parcel "A" as shown on the aforesaid plan  
which was approved by the Portsmouth Planning Board on April 23, 1974,  
the same being a portion of Lot No. 2 as shown on a plan of land  
entitled "Plan of Lots of Forest Glen woned by Sarah Iafolla" by Edward  
T. Burnham, Engineer, dated October 9, 1963, and recorded in the  
Rockingham County Registry of Deeds.

Said premises are conveyed subject to the following conditions and  
restrictions, viz:-

- a) The use and occupancy of the described premises is subject  
to the zoning ordinance of the City of Portsmouth and any amendments  
thereto, but said zoning ordinances shall not be construed to permit  
such use of said premises as is herein restricted, controlled or  
prohibited.
- b) No structure shall be erected or otherwise placed on said  
lot except on single residence with private garage for not more than  
three private automobiles; such single residence shall have a usable  
floor area of not less than 1800 square feet exclusive of garage; and  
not more than one outbuilding as a greenhouse, garden shed, or similar  
structure, which shall be located to the rear of the rear line of the  
dwelling on said lot.
- c) No building or other structure shall be erected, placed,  
moved or otherwise maintained within twenty-five feet of the nearest  
street line, nor within twenty feet of either side line thereof.
- d) No lot as set out on said plan shall be subdivided without  
the concurrence of all the then owners of lots set out on said plan.



BK2377 P1451

e) Neither the land nor the buildings thereon shall be used for carrying on any profession, occupation, trade or business, nor the parking or otherwise maintaining thereon or therein of any commercial vehicles, trailers or mobile homes, provided however that on private garage may be used for the housing of not more than one boat trailer and boat in lieu of one automobile.

f) No domestic animals of any kind may be kept on the described premises except not more than two dogs, two cats, or both, nor shall the premises be used for the keeping of any domestic fowls, game birds, or other feathered creatures, except a small bird or birds commonly confined to cages; or one horse or pony. No such birds or animals shall be kept for any commercial purpose whatsoever.

g) No signs of any kind may be kept or displayed on the described premises save one of not more than one square foot in area bearing not more than the name of the occupant and the street number.

h) The restrictions herein shall continue for the term of twenty-five years from the first day of January 1964, and beyond that date until the then owners of at least one-third of said lots shall file in the Rockingham County Registry of Deeds a notice of the termination.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by fiduciary deed of Ferris G. Bavicchi, Robert J. Iafolla and Michael R. Iafolla dated September 3, 1974 and recorded with the Rockingham County Registry of Deeds on September 16, 1974 at Book 2227, Page 1226

We, and each of us, ~~to his husband of record whomsoever~~, ~~and his wife~~  
said grantee, all rights of dower / courtesy and homestead and other interests therein.

Witness. our hands ~~were set~~ this

4th day of October, 1980

Barbara Iafolla

John L. Wilson  
JOHN L. WILSON

Barbara Iafolla

Caroline C. Wilson  
CAROLINE C. WILSON  
CAROLYN M. WILSON

State of New Hampshire

ROCKINGHAM, ss.:

October 4

A. D. 1980

Personally appeared John L. Wilson and Caroline C. Wilson, known to me, or satisfactorily proven, to be the persons whose names subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

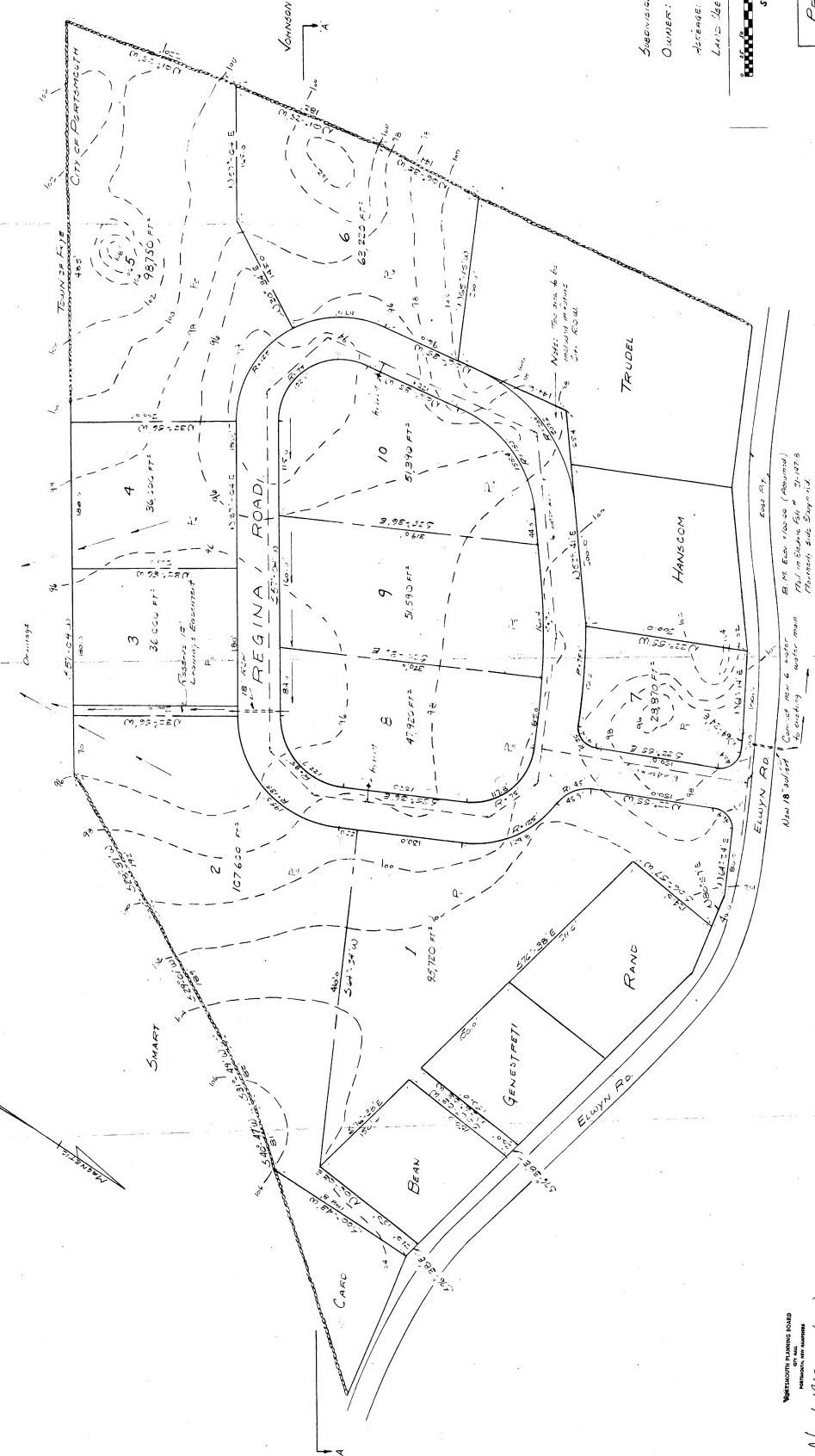
Barbara Iafolla  
Justice of the Peace Notary Public

My commission  
expires 3-2-84

Drawer III Section H

#126

Note National 30 road to Bowman Egg to Evans Grove



Subdivision Name: FOREST GLEN  
Owner: STEPHEN KELLY  
Address: 14 Access  
Land Use: Single Family

PORTSMOUTH PLANNING BOARD

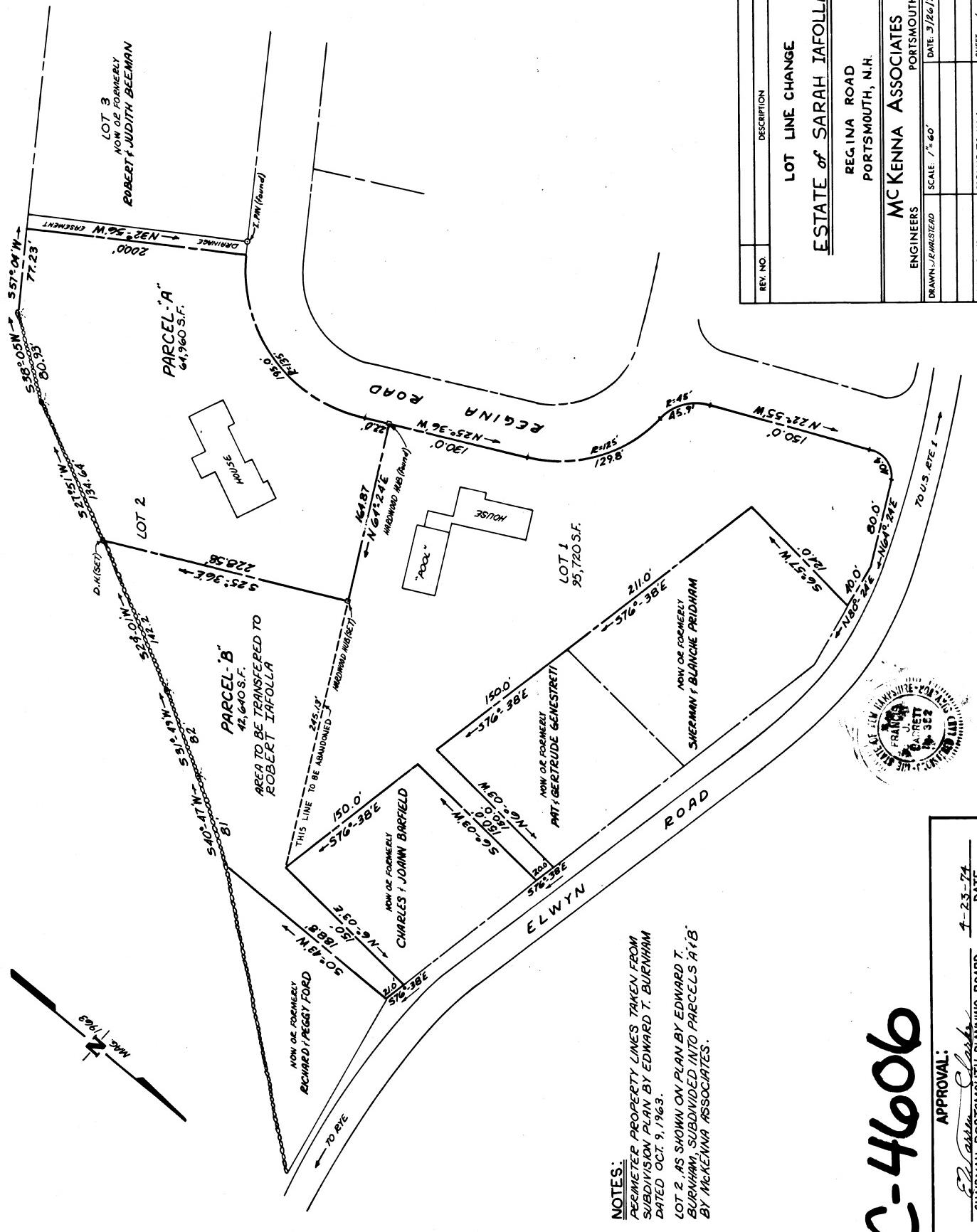
PORTSMOUTH, NEW HAMPSHIRE

RECEIVED  
NOV 1 1963RECEIVED  
NOV 1 1963

NOV 1 1963 - Approved  
David Sanderson, Vice-Chairman  
Commission to Perform the D  
Order of Request of Board  
Filed by [Signature]

Proposed Subdivision of LAND ROAD	9 October 1963   200-289
Edward T. Burnham / Engineer	Edward T. Burnham / Engineer

126



Map 225  
Lot 25 = assessor's office = Bob N. Chaplin  
3 BEDROOMS 531-0747  
7/6/10 Sandy 380-1557

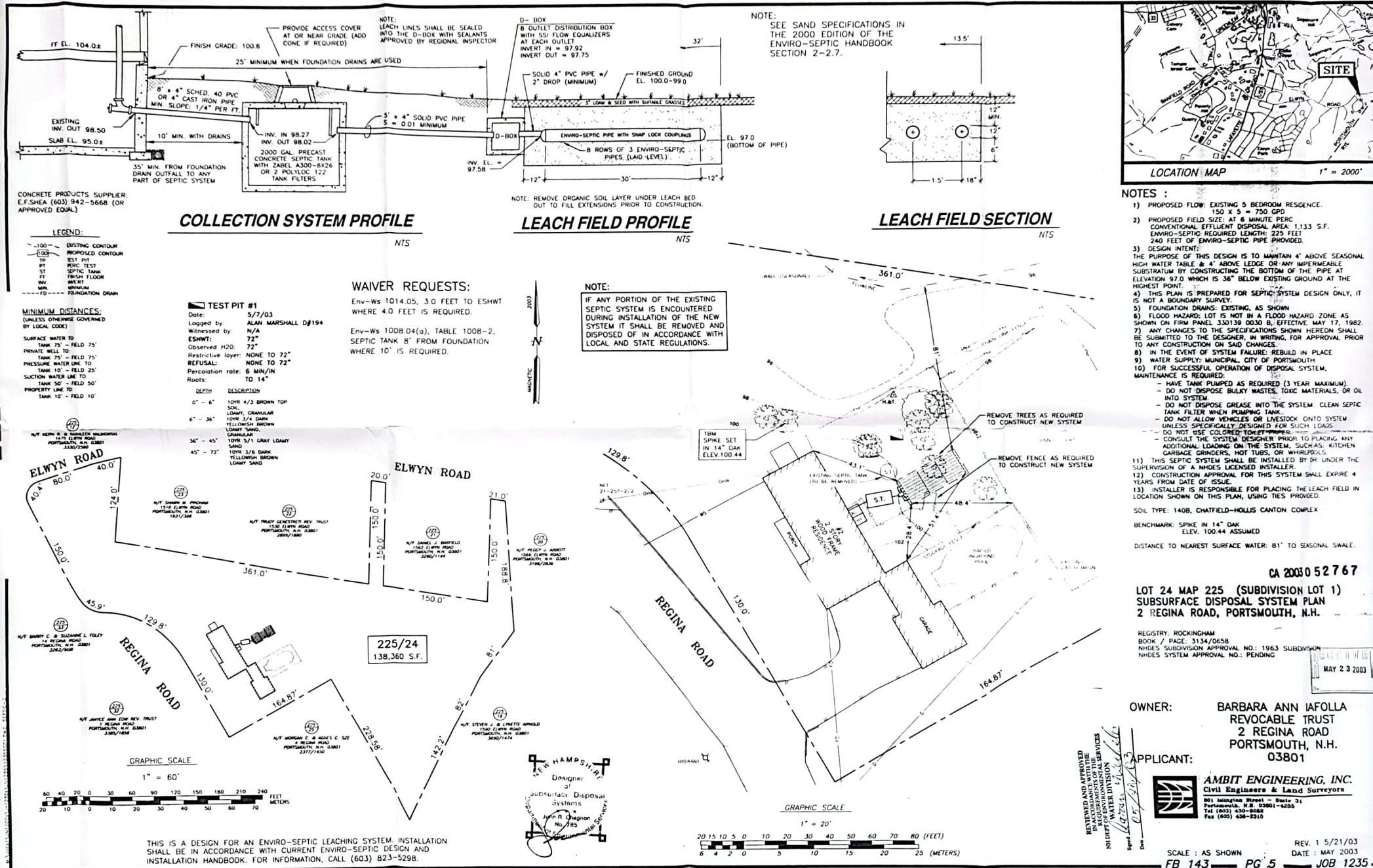
City of Portsmouth 610-7216 LIZ  
tax maps? NOT AVAILABLE ONLINE  
Septic systems?

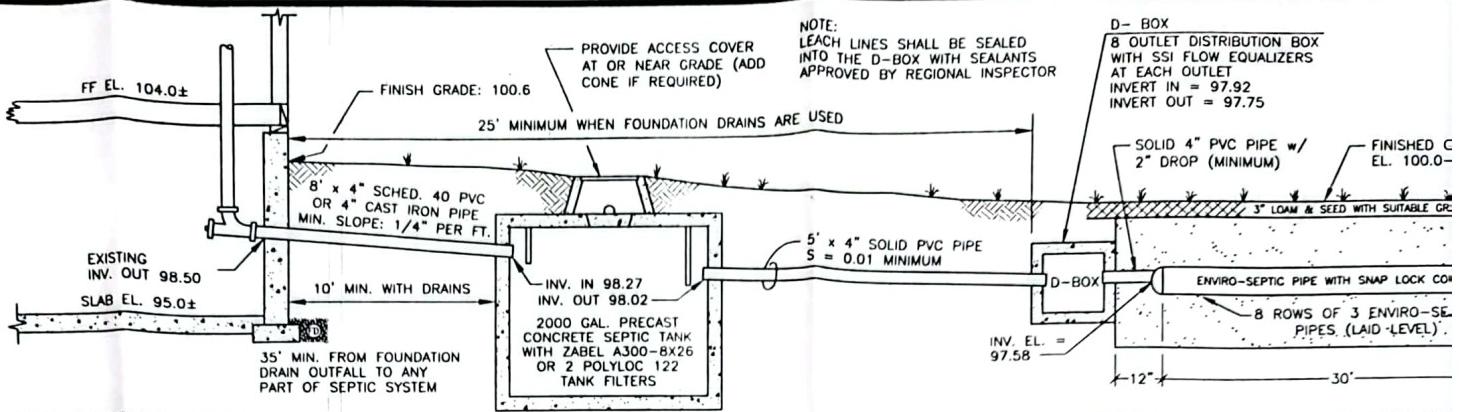
Call Peter Rice - 766-1416 -  
Public Works

Bob Lafolla -  
BM home 9 Job 16 FB 59  
if within wetland buffer of  
wetlands R 10000 sf  
use conditional  
permits w/ con - com  
soonest Aug 19

Peter Bick  
enviro, if  
100' buffer of  
wetlands  
87 corps need  
soonest Aug 19







CONCRETE PRODUCTS SUPPLIER:  
E.F.SHEA (603) 942-5668 (OR  
APPROVED EQUAL)

## ***COLLECTION SYSTEM PROFILE***

NTS

**LEGEND:**

-100- EXISTING CONTOUR  
 [100] PROPOSED CONTOUR  
 TP TEST PIT  
 PT PERC TEST  
 ST SEPTIC TANK  
 FF FINISH FLOOR  
 INV. INVERT  
 MIN. MINIMUM  
 --- FD --- FOUNDATION DRAIN

**MINIMUM DISTANCES:**  
(UNLESS OTHERWISE GOVERNED  
BY LOCAL CODE)

SURFACE WATER TO:  
TANK 75' - FIELD 75'  
PRIVATE WELL TO:  
TANK 75' - FIELD 75'  
PRESSURE WATER LINE TO:  
TANK 10' - FIELD 25'  
SUCTION WATER LINE TO:  
TANK 50' - FIELD 50'  
PROPERTY LINE TO:  
TANK 10' - FIELD 10'

TEST PIT #1

Date: 5/7/03  
Logged by: ALAN MARSHALL D#194  
Witnessed by: N/A  
**ESHWT:** 72"  
Observed H2O: 72"  
Restrictive layer: NONE TO 72"  
**REFUSAL:** NONE TO 72"  
Percolation rate: 6 MIN/IN  
Roots: TO 14"

DEPTH	DESCRIPTION
0" - 6"	10YR 4/3 BROWN TOP SOIL.
6" - 36"	LOAMY, GRANULAR 10YR 3/4 DARK YELLOWISH BROWN LOAMY SAND, GRANULAR
36" - 45"	10YR 5/1 GRAY LOAMY SAND
45" - 72"	10YR 3/6 DARK YELLOWISH BROWN LOAMY SAND

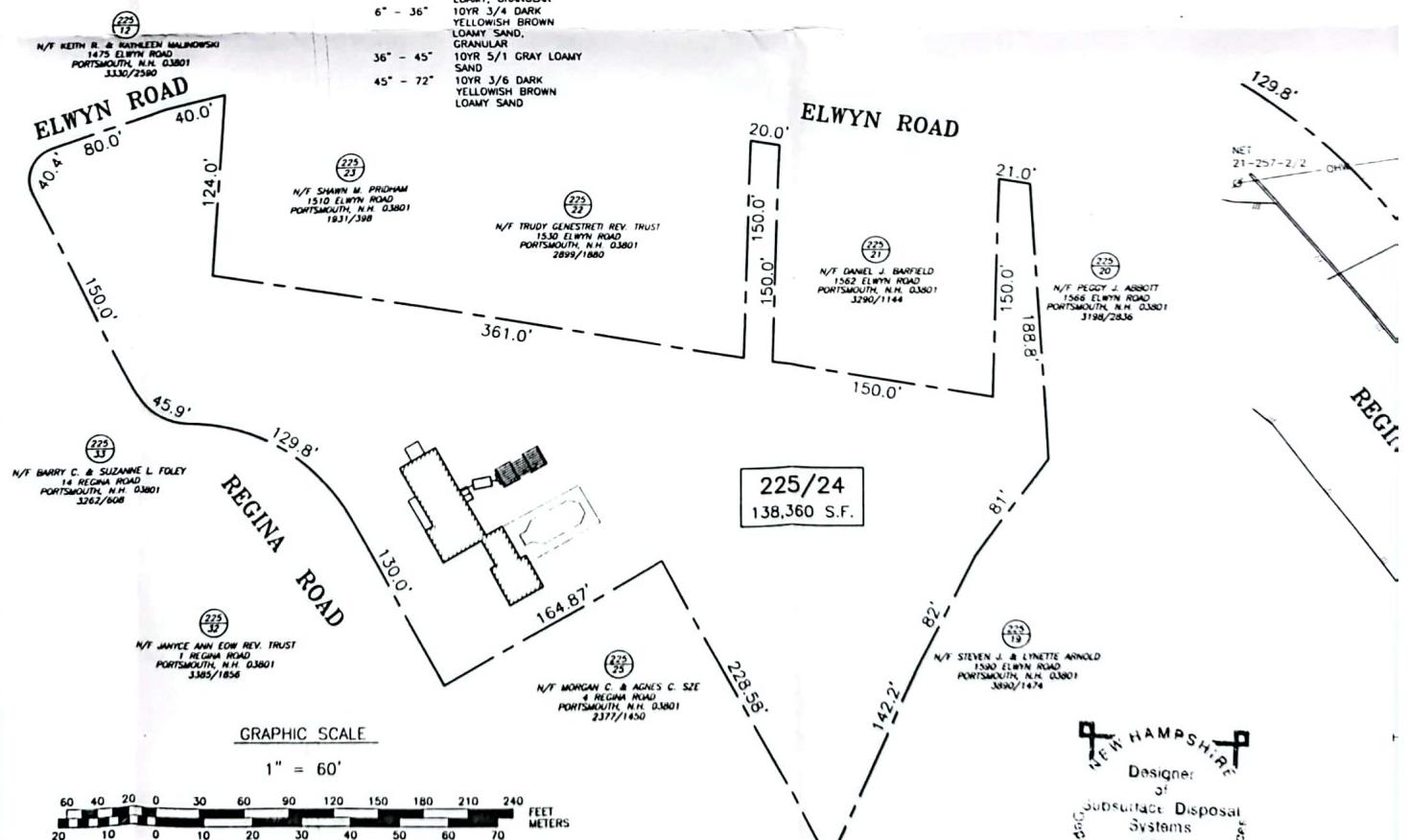
## WAIVER REQUESTS:

Env-Ws 1014.05, 3.0 FEET TO ESHWT  
WHERE 4.0 FEET IS REQUIRED.

Env-Ws 1008.04(a), TABLE 1008-2,  
SEPTIC TANK 8' FROM FOUNDATION  
WHERE 10' IS REQUIRED.

**NOTE:**

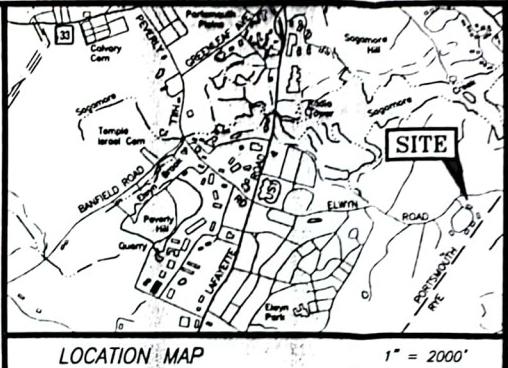
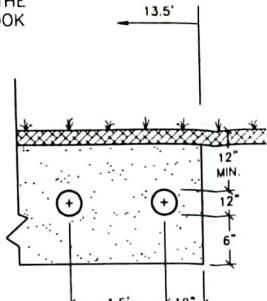
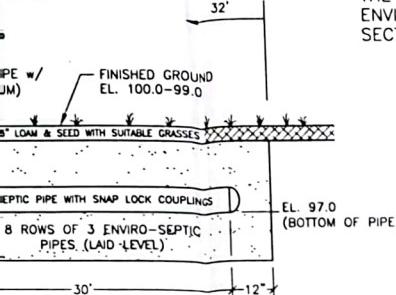
IF ANY PORTION OF THE  
SEPTIC SYSTEM IS ENCLAVE  
DURING INSTALLATION OF  
THE SYSTEM IT SHALL BE  
DISPOSED OF IN ACCORDANCE  
WITH LOCAL AND STATE REGULATIONS.



THIS IS A DESIGN FOR AN ENVIRO-SEPTIC LEACHING SYSTEM. INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT ENVIRO-SEPTIC DESIGN AND INSTALLATION HANDBOOK. FOR INFORMATION, CALL (603) 823-5298.

ON BOX  
ALIZERS

NOTE:  
SEE SAND SPECIFICATIONS IN  
THE 2000 EDITION OF THE  
ENVIRO-SEPTIC HANDBOOK  
SECTION 2-2.7.



## FIELD PROFILE

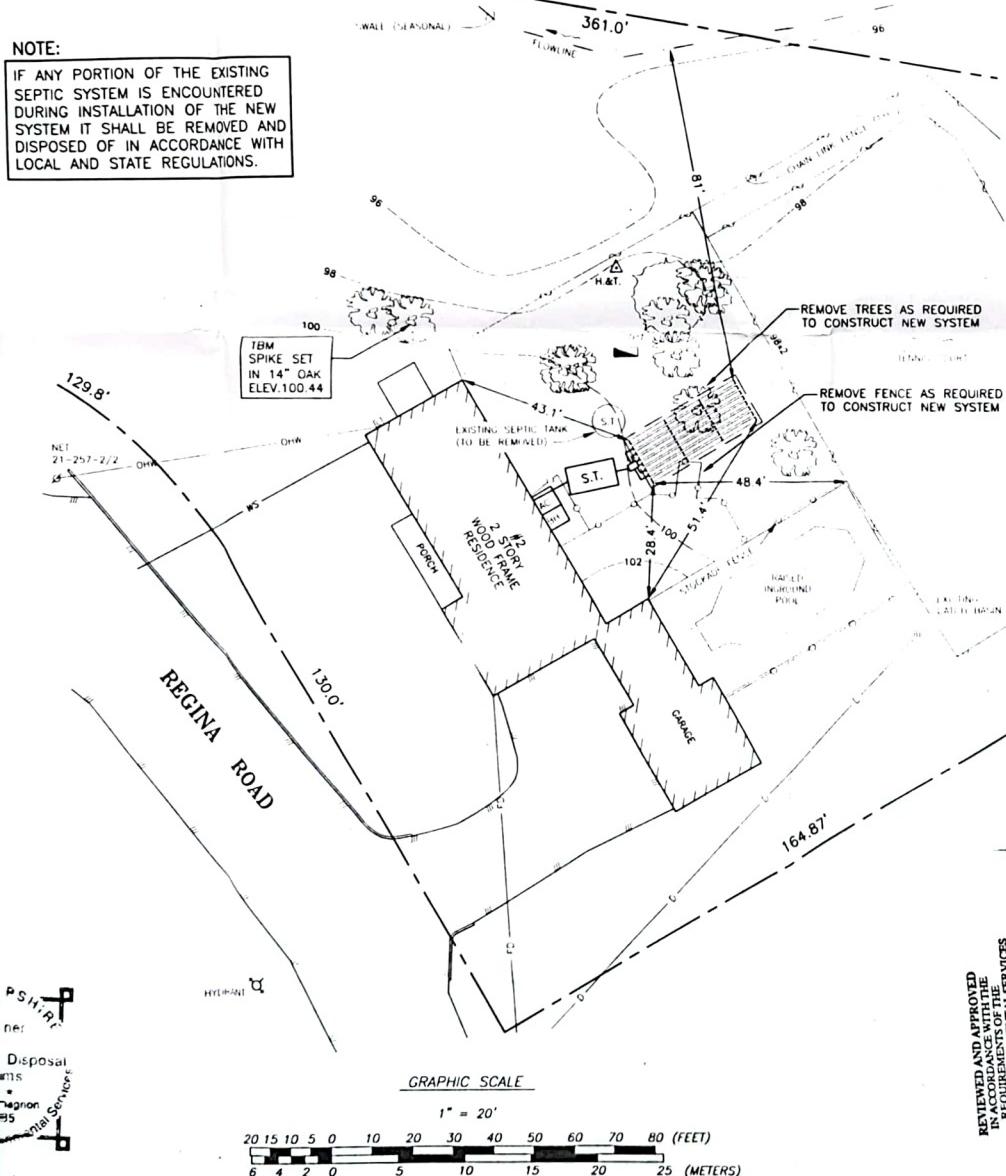
NTS

### NOTE:

IF ANY PORTION OF THE EXISTING  
SEPTIC SYSTEM IS ENCOUNTERED  
DURING INSTALLATION OF THE NEW  
SYSTEM IT SHALL BE REMOVED AND  
DISPOSED OF IN ACCORDANCE WITH  
LOCAL AND STATE REGULATIONS.

## LEACH FIELD SECTION

NTS



### NOTES :

- 1) PROPOSED FLOW: EXISTING 5 BEDROOM RESIDENCE.  
150 X 5 = 750 GPD
- 2) PROPOSED FIELD SIZE: AT 6 MINUTE PERC  
CONVENTIONAL EFFLUENT DISPOSAL AREA: 1,133 S.F.  
ENVIRO-SEPTIC REQUIRED LENGTH: 225 FEET  
240 FEET OF ENVIRO-SEPTIC PIPE PROVIDED.
- 3) DESIGN INTENT:  
THE PURPOSE OF THIS DESIGN IS TO MAINTAIN 4' ABOVE SEASONAL  
HIGH WATER TABLE & 4' ABOVE LEDGE OR ANY IMPERMEABLE  
SUBSTRATE BY CONSTRUCTING THE BOTTOM OF THE PIPE AT  
ELEVATION 97.0 WHICH IS 36' BELOW EXISTING GROUND AT THE  
HIGHEST POINT.
- 4) THIS PLAN IS PREPARED FOR SEPTIC SYSTEM DESIGN ONLY, IT  
IS NOT A BOUNDARY SURVEY.
- 5) FOUNDATION DRAINS: EXISTING, AS SHOWN
- 6) FLOOD HAZARD: LOT IS NOT IN A FLOOD HAZARD ZONE AS  
SHOWN ON FIRM PANEL 330139 0030 B, EFFECTIVE MAY 17, 1982.
- 7) ANY CHANGES TO THE SPECIFICATIONS SHOWN HEREON SHALL  
BE SUBMITTED TO THE DESIGNER, IN WRITING, FOR APPROVAL PRIOR  
TO ANY CONSTRUCTION ON SAID CHANGES.
- 8) IN THE EVENT OF SYSTEM FAILURE: REBUILD IN PLACE
- 9) WATER SUPPLY: MUNICIPAL, CITY OF PORTSMOUTH
- 10) FOR SUCCESSFUL OPERATION OF DISPOSAL SYSTEM,  
MAINTENANCE IS REQUIRED:
  - HAVE TANK PUMPED AS REQUIRED (3 YEAR MAXIMUM).
  - DO NOT DISPOSE BULKY WASTES, TOXIC MATERIALS, OR OIL  
INTO SYSTEM.
  - DO NOT DISPOSE GREASE INTO THE SYSTEM. CLEAN SEPTIC  
TANK FILTER WHEN PUMPING TANK.
  - DO NOT ALLOW VEHICLES OR LIVESTOCK ONTO SYSTEM  
UNLESS SPECIFICALLY DESIGNED FOR SUCH LOADS.
  - DO NOT USE COLORED TOILET PAPER.
  - CONSULT THE SYSTEM DESIGNER PRIOR TO PLACING ANY  
ADDITIONAL LOADING ON THE SYSTEM, SUCH AS: KITCHEN  
GARBAGE GRINDERS, HOT TUBS, OR WHIRLPOOLS.
- 11) THIS SEPTIC SYSTEM SHALL BE INSTALLED BY OR UNDER THE  
SUPERVISION OF A NHDES LICENSED INSTALLER.
- 12) CONSTRUCTION APPROVAL FOR THIS SYSTEM SHALL EXPIRE 4  
YEARS FROM DATE OF ISSUE.
- 13) INSTALLER IS RESPONSIBLE FOR PLACING THE LEACH FIELD IN  
LOCATION SHOWN ON THIS PLAN, USING TIES PROVIDED.

SOIL TYPE: 140B, CHATFIELD-HOLLIS CANTON COMPLEX

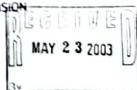
BENCHMARK: SPIKE IN 14" OAK  
ELEV. 100.44 ASSUMED

DISTANCE TO NEAREST SURFACE WATER: 81' TO SEASONAL SWALE.

CA 20030 52767

LOT 24 MAP 225 (SUBDIVISION LOT 1)  
SUBSURFACE DISPOSAL SYSTEM PLAN  
2 REGINA ROAD, PORTSMOUTH, N.H.

REGISTRY: ROCKINGHAM  
BOOK / PAGE: 3134/0658  
NHDES SUBDIVISION APPROVAL NO.: 1983 SUBDIVISION  
NHDES SYSTEM APPROVAL NO.: PENDING



OWNER: BARBARA ANN IAFOLLA  
REVOCABLE TRUST  
2 REGINA ROAD  
PORTSMOUTH, N.H.  
03801

APPLICANT:



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
801 Islington Street - Suite 31  
Portsmouth, N.H. 03801-4235  
Tel (603) 430-8600  
Fax (603) 430-2510

REVIEWED AND APPROVED  
IN ACCORDANCE WITH THE  
NEW HAMPSHIRE ENVIRONMENTAL SERVICES  
NHDEP WATER DIVISION  
Signed: *[Signature]*  
Date: *[Signature]*

SCALE : AS SHOWN

REV. 1 5/21/03  
DATE : MAY 2003

FB 143 PG 5 JOB 1235

**Tocky B.**

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**From:** "Peter L. Britz" <plbritz@cityofportsmouth.com>  
**To:** "Tocky B." <stockton@ttlc.net>  
**Sent:** Monday, July 12, 2010 9:19 AM  
**Subject:** RE: Conditional Use Permit, 4 Regina Road

Hi Tocky:

If the wetland scientist is willing to say the wetland is clearly larger than 10,000 square feet just locating the wetland to the lot lines is fine. We just need to know that it is jurisdictional. As long as your wetland scientist is certified in NH that should be fine. The Planning Board does reserve the right to hire an independent wetland scientist to review the findings of what an applicant's wetland scientist finds, however, in your case, I don't think this step will be necessary. The meeting deadline and dates calendar is

<http://www.cityofportsmouth.com/planning/2010schedule.pdf>

As for the fee it would be \$100 for this project, the fees can be found at  
<http://www.cityofportsmouth.com/planning/application/FEESCHEDULE.pdf>

Please let me know if you have any other questions.

Peter

\*\*\*\*\*

plbritz@cityofportsmouth.com  
(603)610-7215

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**From:** Tocky B. [mailto:[stockton@ttlc.net](mailto:stockton@ttlc.net)]  
**Sent:** Monday, July 12, 2010 8:26 AM  
**To:** Peter L. Britz  
**Subject:** Conditional Use Permit, 4 Regina Road

Peter,

Thanks for your help the other day regarding 4 Regina Road..... I am trying to navigate the city website and have located the regs and application but not the fees...

Can you direct me to information on application and notice fees and also the meeting and filing deadline calendar?

I hope the Board will be OK with a wetland scientist of my choosing as I have already arranged to have the wetland boundary flagged on Wednesday...

And do I really need to delineate and locate the boundary 250' off the lot?.... that will be a great deal of work, will likely bother the neighbors, and seems unnecessary... I'm sure I could intelligently approximate the down slope wetland area... can you offer some advice and hopefully concurrence on this?

Thanks again,

Tocky B

Anne W. Bialobrzeski  
NHLLS #752  
NHDES Septic Designer #348  
Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
603 929-7404  
cell 603 765-8918

A large handwritten 'X' is written across the page. To the right of the 'X', there is a handwritten signature that appears to read 'Tocky B.' or 'Tocky' followed by a date like '7/12/10'.



600

# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7232

Planning Department  
(603) 610-7216

## PLANNING BOARD

August 24, 2010

Morgan Sze  
4 Regina Road  
Portsmouth, NH 03801

**Re: Conditional Use Permit Application for Property Located at 4 Regina Road**

Dear Mr. Sze:

The Planning Board, at its regularly scheduled meeting on August 19, 2010, and after due Public Hearing, considered the application requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the replacement of a septic system within the inland wetland buffer. As a result of such consideration, it was voted to grant Conditional Use Permit approval with the following stipulation:

1. That a detail for the silt fence be added to the Site Plan.

Please note that Article 10, Section 10.1017.70 of the *Zoning Ordinance* provides that a Conditional Use Permit shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one year extension of a Conditional Use Permit if the applicant submits a written request and the Planning Board acts on that request prior to the expiration date. Any other extension may be granted only after a new public hearing on the reconsideration of the application.

The minutes and audio recording of this meeting are available through the Planning Department.

Very truly yours,

Rick Taintor, Planning Director  
for John E. Ricci, Chairman of the Planning Board

RT:jms

cc: Richard A. Hopley, Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Anne Bialobrzeski, Stockton Services